



TOWN FLATS

f X

01323 416600

Leasehold

£235,000

2 Bedroom 1 Reception 1 Bathroom



Flat 3, 60 The Goffs, Eastbourne, BN21 1HE

An extremely spacious and well present 2 bedroom first floor apartment forming part of this attractive residence in Old Town. Enviable situated yards from the entrance to the picturesque Gildredge Park, the flat provides well proportioned accommodation comprising of 2 double bedrooms, a fitted kitchen, an incredibly spacious bath & shower room/WC and wonderful lounge. The flat has a lease term in excess of 100 years and residents parking facilities. Eastbourne town centre and mainline railway station are within comfortable walking distance. An internal inspection comes highly recommended.

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Main Features

- Spacious & Well Presented
- Old Town Apartment
- 2 Double Bedrooms
- First Floor
- Lounge/Dining Room
- Fitted Kitchen
- Incredibly Spacious Bath & Shower Room/WC
- Residents Parking Facilities
- Lease In Excess Of 100 Years
- Yards From Gildredge Park

Entrance

Communal entrance with security entryphone system. Stairs to first floor private entrance door to -

Entrance Hallway

Radiator. Entryphone handset. Coved ceiling. Wood effect flooring.

Lounge/Dining Room

17'9 x 15'6 (5.41m x 4.72m)

Radiator. Feature fireplace with ornate surround and mantel above. Inset spotlights. Sash window to rear aspect.

Fitted Kitchen

10'3 x 7'9 (3.12m x 2.36m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under.

Extractor cooker hood. Integrated fridge/freezer and dishwasher. Inset spotlights. Corniced ceiling. Radiator. Sash window.

Bedroom 1

15'0 x 14'7 (4.57m x 4.45m)

Radiator. Inset spotlights. Corniced ceiling. Double glazed Sash window to front aspect.

Bedroom 2

13'5 x 9'4 (4.09m x 2.84m)

Radiator. Built-in Wardrobe. Corniced ceiling. Window to front aspect.

Incredibly Spacious Bath & Shower Room/WC

White suite comprising sunken Jacuzzi bath with chrome mixer tap and shower attachment. Shower cubicle. Low level WC. Wash hand basin with chrome mixer tap. Heated towel rail. Extractor fan. Cupboard housing gas boiler. Built-in cupboard with plumbing and space for washing machine. Tiled floor. Part tiled walls. 2 frosted windows.

Parking

There are residents parking facilities on a first come first served basis.

EPC = C

Council Tax Band = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £150 per annum

Maintenance: £2000 per annum

Lease: 125 years from 2008. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.